

**2445 32 Avenue SW**  
**Calgary, Alberta**
**MLS # A2241574**

**\$740,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall mount		

You won't find a more convenient location, this home truly has it all! Tucked away on a quiet cul-de-sac and situated on a desirable corner lot, this fully finished semi-detached home (with no condo fees) is just steps from restaurants, shops, parks, schools, transit, and offers quick access to Crowchild Trail. The charming stucco and stone exterior, welcoming front porch, and attractive curb appeal make a lasting first impression. Inside, the main floor features a bright, open-concept layout with 9-foot ceilings, rich bamboo flooring, and a cozy gas fireplace. A front den offers flexible space for a home office or reading nook. The well-appointed kitchen boasts maple cabinetry, granite countertops, stainless steel appliances, a built-in workstation, corner pantry, and updated sink and faucet. A convenient half bath completes the main level. Upstairs, a skylight fills the space with natural light. You'll find a laundry room, a 4-piece main bathroom, and two bedrooms, including a spacious primary retreat with vaulted ceilings, a built-in bench with storage, and a private 4-piece ensuite. The fully finished basement is warmed by in-floor heating and offers a large rec room, full bathroom, and a third bedroom, perfect for guests or additional living space. Comfort features include central air conditioning and central vacuum. Step outside to enjoy the sunny, fenced backyard with a deck and gas line for your BBQ. The insulated double detached garage provides secure parking and additional storage. Recent Upgrades Include: • Hot water tank (2019) • Fridge, dishwasher & range (2018-2020) • Kitchen sink (2020) • Humidifier (2024) • Washer/dryer, kitchen faucet, microwave & main-floor toilet (2025) This move-in-ready home offers comfort, style, and unbeatable convenience. Don't miss your chance, book your showing

today!